S-43 OF LOTS 82 & 83
IN OR 2288/428
A/K/A BLK D LOT 7

SWILLEY BRANDI N &/WOODY NICHOLAS L
2863 BOB WHITE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000D-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

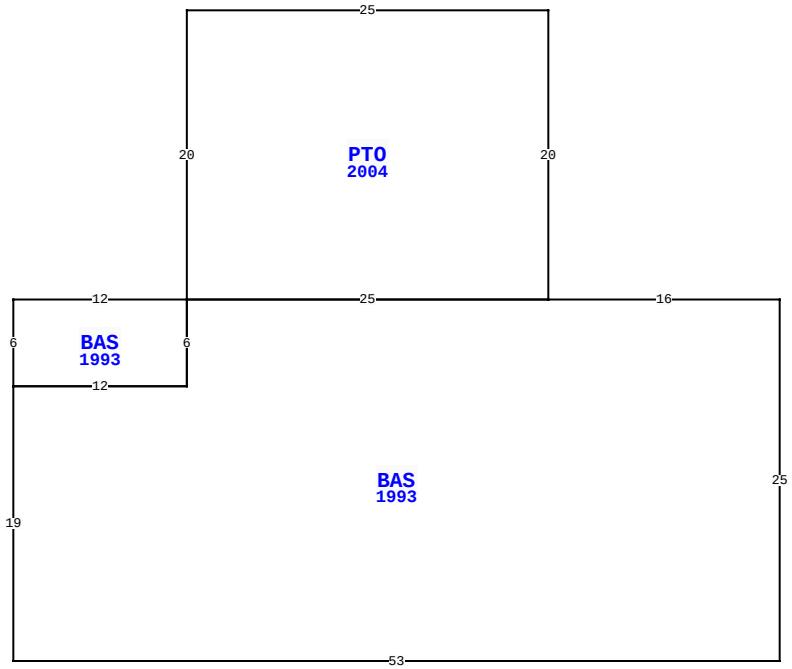
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	8,873
BAS	1,253	100	1,253	154,430
PTO	500	5	25	3,082
TOTALS	1,825		1,350	166,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,350	116.2720	145.34	196,209	1975	1995	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 2020 Heated Area: 1325 HX Base Yr 2020



2863 BOB WHITE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		166,385
TOTAL MARKET OB/XF VALUE		4,778
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		291,163
SOH/AGL Deduction		117,105
ASSESSED VALUE		174,058
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,058
TOTAL JUST VALUE		291,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618004	REPAIR/RRF	1,360	10/31/2006
V000086	REPAIR/RRF	10,343	06/01/2000
6650	REPAIR/RRF	1,286	08/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/0428	7/08/2019	SW	U	I	12	185,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: SWILLEY BRANDI N &						
2266/0978	3/16/2019	WD	U	I	12	194,300
GRANTOR: TOMES MARK						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 W25 S6 W12 S19 E53 N25 $
PTO=[YR=2004;ORIG=-16,0] N20 W25 S20 E25 $
BAS=[YR=1993;ORIG=-41,0] W12 S6 E12 N6 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1980	1980	3	32.5	879	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0810	CONCRETE A	0	100	0	0	421.00	SF	6.50	6.50	100	2003	2003	3	83	2,271	

LAND DESCRIPTION

TOTAL OB/XF 4,778

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	84.00	160.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS